



736 F Street  
Arcata, CA 95521

R09-17-A-005

City Manager (707) 822-5953	Environmental Services 822-8184	Police 822-2428	Recreation 822-7091
Community Development 822-5955	Finance 822-5951	Public Works 822-5957	Transportation 822-3775

December 20, 2016

Noemi Emeric-Ford  
EPA Region 9  
75 Hawthorne Street, SFD6-1  
San Francisco, CA 94105

Regarding: City of Arcata Application for FY17 Community-Wide Brownfields Assessment Grant

Dear Ms. Emeric-Ford,

The City of Arcata has prepared the attached proposal for a Community-Wide Brownfields Assessment Grant.

**Applicant Identification:** City of Arcata  
736 F Street  
Arcata, California 95521

**Funding Requested**  
**Grant Type:** Assessment  
**Assessment Grant Type:** Community-Wide  
**Federal Funds Requested:** \$300,000  
**Contamination:** Hazardous Substances and Petroleum  
\$200,000 Hazardous Materials  
\$100,000 Petroleum

**Location:** City of Arcata, Humboldt County, California

**Contacts**  
**Project Director:** Mark Andre, Director of Environmental Services Department  
736 F Street  
Arcata, CA 95521  
(707) 822-5951  
mandre@cityofarcata.org

**Chief Executive:** Karen Diemer, City Manager  
736 F Street  
Arcata, CA 95521  
(707) 822-5953  
citymgr@cityofArcata.org

**Population:** 17,231 (2010 US Census)

**Persistent Poverty:** Humboldt County has been experiencing "persistent poverty". Census data from 2010 indicates that 21% of the population lives in poverty. Census data from 2000 indicated that 20% of the population lived in poverty. 1990 poverty data was not available for Humboldt County California.

**Regional Priorities Form/Other Factors Checklist**

This project will advance a regional priority for EPA Region 9 "or otherwise reduce vehicle miles traveled, and create walkable communities" as indicated on the attached form.

**Letter from the State Environmental Authority**

Attached is a letter from the North Coast Regional Water Quality Control Board (State Environmental Authority) that acknowledges that the City of Arcata plans to conduct assessment activities and is planning to apply for federal grant funds.

The City of Arcata has committed \$30,000 cash and \$10,000 in-kind funds towards furthering brownfield redevelopment. A letter of commitment is attached.

Thank you for your consideration of this important project.

Sincerely,



Karen T. Diemer  
City Manager

**Attachments:**

- A: Letter of Commitment
- B: Appendix 3 – Regional Priorities Form/Other Factors Checklist
- C: Letter from North Coast Regional Water Quality Control Board (State Environmental Authority)

## **Narrative Proposal – U.S. EPA Brownfield Community-Wide Assessment Grant – Hazardous Materials and Petroleum Substances City of Arcata, California**

### **1. Community Need,**

#### **1.a. Target Area and Brownfields**

##### **1.a.i. Community and Target Area Descriptions**

The City of Arcata (pop. 17,231) is a coastal town located in northern California where the first sawmill opened up in 1850. Within 30 years the Humboldt County had 400 lumber mills cutting some of the largest trees in the world. Timber dominated the economy well into the 1970s until new environmental awareness and regulations drastically reduced the lumber being harvested/processed resulting in the closure of many of the lumber mills and supporting industries in Arcata. A once resource-extractive economy became a more diverse economy to include education, health and social services, resource protection and restoration, and government.

One impact of a timber heritage is that most of the large commercial/industrial parcels available for development have legacy environmental issues related to past uses. As a result, economic growth in Arcata is stymied due to real or perceived contamination. The city has no resources and businesses resist investing in properties that are not eligible for traditional financing without additional costs and uncertainty. This project will reduce the environmental costs and uncertainty associated with commercial/industrial properties in Arcata and will lead to redevelopment.

The Coastal Zone, resource constraints, and greenbelt limit outward expansion. According to the ***Redevelopment Implementation Plan (2010-2014)***, (Planwest, 2009), projected need for 142 low-income housing units (next 4 years), only 23 vacant/underutilized residential parcels, and 171 underutilized/vacant commercial/industrial parcels suitable for development. A GIS based Brownfields Inventory performed by Andre Whitney (unpublished Master Thesis, (Whitney, 2010) 32 of the parcels (132 acres) were identified as brownfields that are stagnant and unproductive due to historical uses of the land resulting in developmental constraints from contamination, or perceived contamination. To satisfy the need for housing the City has to rely on infilling resulting in various types of housing being developed on appropriate commercial/industrial parcels.

This Grant will fund assessment and remedial planning of some of the 32 brownfield parcels (underutilized/vacant commercial/industrial sites) resulting in some of the sites becoming eligible for financing (which is a primary stumbling block). With financeable properties, owners/developers can proceed with other funding sources (HOME Loan as an example) to develop low-income housing, green space/recreational and other projects.

The proposed area for the work will be within the city limits of Arcata, California. The city has a total area of 11.0 square miles (28.5 km<sup>2</sup>), of which 9.1 square miles (23.6 km<sup>2</sup>) is land containing 132 acres of brownfield sites (32).

### **1.a.ii. Demographic Information and Indicators of Need**

City of Arcata has a high poverty rate and a high unemployment rate both over 200% of the national rates, low household incomes (55% of national household incomes), and high poverty rate for children (187% of the national rates). These are indicators of need, and provide the basis for the selection of the City of Arcata as the target area.

#### **Arcata, California Demographic Indicators (2015 US Census Estimates)**

	Arcata	Humboldt County	California	Arcata as % of National
Population	17,843	135,727	39,144,818	N/A
Civilian Labor Force Unemployment Rate	18.7%	10.5%	9.9%	225%
Poverty Rate (All people)	41.3%	21.4%	16.3%	266%
Poverty Rate Under 18 Years	40.5%	23.7%	22.5%	187%
Percent Minority	27.6%	18.3%	42.4%	110%
Median Household Income	\$29,435	\$42,197	\$61,888	55%

All Data from US Census at: [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

### **1.a.iii. Brownfields and Their Impacts**

According to the ***Arcata Community Redevelopment Agency Implementation Plan*** (2010-2014), (AEDC, 2009), there are 171 vacant /underutilized industrial/commercial parcels in Arcata. Based on a previous Brownfields Inventory performed by Andre Whitney (unpublished Master Thesis, Whitney, 2010) 32 of the vacant/undeveloped parcels (132 acres) were identified as brownfields that are stagnant and unproductive due to historical uses of the land resulting in developmental constraints from contamination, or perceived contamination. These brownfields including former lumber mill sites and support industries (machine shops, electrical repair shops, truck shops, all with the potential for petroleum contamination) that are inhibiting investment and reinvestment in Arcata.

Cumulative environmental issues include documented discharges from Brownfields of contaminated soil, groundwater and stormwater (petroleum, PCP/TCP, and dioxins. Environmental impacts from lumber operations include soil, groundwater, and stormwater runoff contamination with: petroleum products, chlorinated solvents, metals, wood treatment chemicals, and dioxin/furan compounds (dioxins). As an example of a priority site is the Little Lake property, a former lumber mill adjacent to the Arcata Marsh (public green space, trails, and interpretive center). Currently the property is vacant, overgrown, has documented contaminated soils (wood treatment chemicals, dioxins, and petroleum compounds), and is used/occupied by homeless and transient populations. The community has interest in the redevelopment of part of the site into a fenced leash-free small and large dog park. The nearest similar public facility is in Fortuna (70 miles round-trip). A dog park in Arcata would reduce vehicle miles traveled by dog

enthusiasts as well as increase the walkability of the community by expanding the Arcata Marsh trail system to include the dog park. Given the community support and interest, this project meets the Regional Priority “reduce vehicle miles traveled, and create walkable communities”. An additional site was a former machine shop (lumber mill support industry) that resulted in shallow soil and stormwater contamination with metals (lead, copper, zinc). The site is adjacent to residences and an elementary school that uses the parking lot (for overflow parking). Contaminated stormwater (lead, copper, zinc) discharges across the parking lot and ultimately to Humboldt Bay. The owner of this site is interested in developing low-income housing. These sites are examples of sites prioritized due to proximity of impact to sensitive populations, projects that will lead to low-income housing, and those that will generate public recreation. Other criteria will be developed by the BAC to prioritize sites. Remediating the example sites above would benefit both the public health of the surrounding neighborhoods by decreasing human exposure to toxic substances, as well as getting a vacant property back into productive reuse.

### **1.b. Welfare, Environmental, and Public Health Impacts**

#### **1.b.i Welfare Impacts**

Of a projected need for 142 low-income housing units (next 4 years), only 23 vacant/underutilized residential parcels and 171 underutilized/vacant commercial/industrial parcels are suitable for development (Planwest 2009). A previous brownfields Inventory (Whitney, 2010) identified 32 of the parcels (132 acres) as brownfields.

The lack of developable properties for low-income housing in Arcata contributes to a high homeless rate and adds to vehicle emission from commuting to Arcata. The lack of developable properties for public recreation, social services, or constructive pastime activities in Arcata contributes to high drug use/death rate. The lack of low income housing effects homeless families and children. According to the ***City of Arcata Homeless Services Plan 2007-2016***, (City of Arcata, 2007), there were 775 respondents to a homeless survey in Arcata that included 103 families with 208 children. According to the ***Attorney Generals 2014 Report on California's Elementary School Truancy & Absenteeism Crisis***, the County Truancy rate of increase for a single year 2011-2012 was 424% of statewide. This is a reflection of high poverty/homeless rates which effect truancy.

<b>Welfare Issue</b>	<b>Arcata as % of Statewide</b>	<b>Arcata as % of National</b>
Humboldt County Homeless Rate	213% <sup>3</sup>	396% <sup>3</sup>
Arcata Homeless Rate	164% <sup>1</sup>	305%
Humboldt County Drug Induced Deaths	300% <sup>1</sup>	312% <sup>4</sup>
Arcata Poverty Rate (41.3%)	253% <sup>2</sup>	266% <sup>2</sup>
Humboldt Homicide Rate	120% <sup>1</sup>	190% <sup>4</sup>

<sup>1</sup><http://www.cdph.ca.gov/programs/ohir/Pages/CHSPCountySheets.aspx#h>

<sup>2</sup>[http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

<sup>3</sup><https://www.hudexchange.info/resource/3300/2013-ahar-part-1-pit-estimates-of-homelessness/> and at:

<http://www.humboldthouseing.org/download-center/?fd=%259FmR%25CD%2587%2591%2522%251C%253De9%2507%25A9%25BD%2540>

<sup>4</sup><http://www.cdc.gov/nchs/nvss/deaths.htm>

### **1.b.ii. Cumulative Environmental Issues**

The area available for development in Arcata is limited due to development policies that protect agricultural land and proximity to the coastal zone.

All urban stormwater from Arcata discharges to Humboldt Bay which includes eroded sediments and, in some areas of Arcata, shallow groundwater contributes to urban stormwater that enters Humboldt Bay.

Several former mill sites in Arcata have been sampled including testing of soil, groundwater, and stormwater and confirmation of lumber mill contamination. Data from these former mill sites demonstrating documented contamination is available at the State at the State Water Resources Control Board Geotracker website at: <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=arcata>.

Sediment samples from Humboldt Bay are documented to contain dioxins resulting from the cumulative environmental impact of former limber mills on Humboldt Bay. The local sources of dioxins are contamination from wood treatment chemicals and byproducts of wood combustion from power plants and in the past conical burners, both are lumber mill activities. Dioxin data on sediment samples are available at: <http://humboltdbay.org/sites/humboltdbay2.org/files/20150714-FinalBeneficialReuseFeasibilityStudy%20%28No%20App%20C%29.pdf>. Humboldt Bay is Clean Water Act Section 303(d) listed as impaired with dioxins compounds and is the second largest producer of shellfish in California and a source of local food.

Several studies have found detectable contaminants (dioxin) in shellfish including:

- Evaluation of The Results of Dioxin And Other Chemical Testing of Commercial Oyster Beds In Humboldt Bay, California From June And October, 2002, Environet, 2003; and
- Dioxin Study of Humboldt Bay Shellfish April 2004, California Department of Health Services, 2004

The impact to Humboldt Bay is an example of an environmental impact from cumulative sources. In addition to brownfields Humboldt County is in an area of poor air quality (non-attainment) for 24-hour PM<sub>10</sub>. The sources of high PM<sub>10</sub> are ozone and

particulate matter from vehicle and wood stove emissions. The sunny climate, pollution-trapping mountains and valleys, all contribute to the problem which has a cumulative environmental impact from vehicles and wood burning stoves.

### **1.b.iii. Cumulative Public Health Impacts**

The cumulative public health impact of brownfield sites and cumulative public health impacts in Arcata may contribute elevated blood lead levels in children (associated with lower IQ/nerve damage/brain damage) The percent of children in Humboldt County (age 0-20) with elevated blood lead levels is 4th highest in California (<http://www.kidsdata.org>). Increased cancer rates due to contaminant exposure to carcinogenic contaminants from these stressors including petroleum compounds, solvents, PCT/TCP, and dioxins. Cancer rates statistics are provided below:

<b>Cancer Type</b>	<b>Humboldt/Del Norte County Mortality Rate 2009-2013<sup>1</sup></b>	<b>California Statewide Mortality Rate 2009-2013</b>	<b>Humboldt/Del Norte County Mortality Rate as a Percent of the Statewide Mortality Rate 2009-2013</b>
All Types of cancers	178.54	152.13	117.36%
Lymphoma	24.13	22.07	114.52%
Respiratory System	63.92	49.69	128.64%

<sup>1</sup>All reported mortalities in the table above are age adjusted per 10,000 persons.  
Data at: <http://www.cancer-rates.info/ca/>

Humboldt Counties infant mortality rate (all races) is 140% of the state rate and the mortality rate (black) is 546% of the state rate. High infant mortality rates may be related the high poverty/homeless rates (poor prenatal care), and exposure to contaminants from brownfields (Humboldt County's Health Status Profile for 2016).

According to California Health Interview Survey (CHIS), 2014, the percent of children with active asthma in Humboldt County is 150% of the state percent, and the percentage of all persons with lifetime asthma is 133% of the state rate. Asthma is known to be associated with outdoor air pollution possible generated from contaminated dusts from brownfields.

Sensitive population threatened by environmental exposure includes school-aged children since brownfield sites are located in neighborhoods, and adjacent to schools and daycares. Homeless populations including families with children are living on some these former mill sites. Wastes generated by encampments expose others to potential disease, and attract vectors. The former mill sites are regularly visited by dog walkers and others for recreation. Residential populations including children transect these former mill site connected by a network of abandoned railroad lines. Exposure to brownfield site contaminants may contribute to high infant mortality and asthma rates in Arcata.

### **1.c. Financial Need**

#### **1.c.i. Economic Conditions**

California legislature abolished redevelopment agencies in 2012, leading to the dissolution of the City of Arcata Economic Development Agency (CAEDA) and its funding.

There are no other internal City sources of funding available for the necessary assessments and remedial planning. The City of Arcata is just able to provide basic services and maintain a reserve fund. The City has operated under a structural deficit for the past 3-years and anticipates that changes in healthcare and mandated retirement contributions will place additional constraints on the budget. With the low population, low-income, high homelessness, and high poverty rate, excess funds do not exist for the City to finance the assessments except through grant funding and leveraging the City's limited available funds.

The local economic conditions were initially made worse due to significant economic disruption (collapse of the timber industry and fisheries decline): According to (***The Humboldt County Economy: Where Have We Been and Where Are We Going?***, Steven C. Hackett, Humboldt State University, February 1999), as the proportion of jobs in lumber-based manufacturing declined, so too did per-capita personal income. In recent years the sources of growth in the county economy have been services, retail sales, and state and local government. By 1997 lumber-based manufacturing represented only 7.8 percent of overall county employment (<http://www2.humboldt.edu/econindex/projects/humcoecon.htm>). Average earnings in the retail, services, and government sectors are less than in manufacturing, shown by the Arcata household income being 57% of statewide. Because Arcata is in an isolated part of the state, there are few other economic alternatives to replace timber and fishing.

#### **1.c.ii. Economic Effects of Brownfields**

The area available for development in Arcata is limited due to development policies protecting agricultural land and proximity to the coastal zone magnifies the economic effect of brownfields. There is a projected need for 142 low-income housing units (next 4 years), (Planwest, 2009) and only 23 underutilized/vacant residential parcels. In contrast, the 171 underutilized/vacant commercial/industrial parcels, including 32 brownfield parcels, are unavailable for development due to real or perceived contamination from former lumber mill operations and lumber support industries.

Job loss due to lack of new development contributes to the high unemployment and poverty rate. Mr. Matt Babich, owner of RE/MAX Humboldt Realty in Arcata indicated that "there are no industrial sites available in Arcata other than brownfield sites that are not financeable without the cost and risk of environmental assessment and that there is a very limited supply of properties suitable for development and excessive demand." Additional economic effects associated with brownfields include properties that are abandoned or underutilized, tax base erosion, vagrants, vandalism and crime, decline in property values, communities appear neglected, greenfield development, tax drain of new infrastructure, and continued disinvestment. David Loya, Community Development Director, stated that blighted properties and associated activities make the City unattractive to tourists (that spend money elsewhere) and to businesses (that locate elsewhere). The economic impact is significant. There is also a cost for additional public services (police, fire, ambulance) necessary to respond to the increased homeless/transient activities (emergency services, illness, drug use, and fires) on vacant brownfields sites.



## **2. Project Description & Feasibility of Success,**

### **2.a. Project Description, Timing & Implementation**

#### **2.a.i. Project Description and Alignment with Revitalization Plans**

The project includes performing Phase I and II (ESAs) and remedial planning at several brownfield sites in Arcata. This project is specifically aligned with ***The Arcata General Plan: 2020 and Local Coastal Land Use Plan*** goal “G - Encourage infill development of vacant, brownfield, and underutilized land designated for development as a way of meeting housing and employment needs without major extensions of infrastructure and services.” The redevelopment plan for the City of Arcata is the ***“Implementation Plan: 2010-2014, Arcata Community Development Project Area”***, (Planwest, 2009). The plan identified a primary goal: to “eliminate and reduce many aspects of visual, economic, physical and social blight presently existing within the City of Arcata. Current blight conditions identified in the plan include:

- Stagnant and unproductive condition of properties within the Project Area, especially brownfield and former mill sites, due to improper utilization of the land, which resulted in developmental constraints such as contaminated soil, and
- Economic blight revealed in a declining economic base, lack of investment or reinvestment in some portions of the Project Area and the existence of long-term vacant sites and underutilized structures.

This project accomplishes the primary goal of the overall redevelopment plan by reducing many aspects of visual, economic, physical and social blight “especially brownfield and former mill sites, due to improper utilization of the land, which resulted in developmental constraints such as contaminated soil.

Additionally, the project aligns with the Blight and the Economic Development Strategic Plan Infill strategies –“development and increased use of vacant and underutilized commercial and industrial lands: Development and increased use of these lands would have several potential benefits, including cleanup of contaminated industrial sites, job and income creation, and the generation of tax revenue from increased sales of goods and services. Revitalization of blighted commercial and industrial areas improves Arcata’s overall economic development potential.”

Equitable development and sustainable practices are required by policies in the Arcata General Plan Chapter 4 Environmental & Management – 2. Resource Conservation & Management Element ([www.cityofarcata.org/documentcenter/view/43](http://www.cityofarcata.org/documentcenter/view/43)).

The following policies in the Resource Conservation and Management Element will result maintaining and improving biologic diversity, water quality, agricultural and forest resources, and insures proper management of energy, soil and mineral resources:

- RC-1 Natural Biological Diversity/ Ecosystem Function
- RC-2 Streams Conservation & Management
- RC-3 Wetlands Management
- RC-4 Open Waters of Arcata Bay and Tidelands
- RC-5 Agricultural Resources Management
- RC-6 Forest Resources Management

- RC-7 Water resources Management
- RC-8 Energy Resources Management
- RC-9 Soils and Mineral Resources

The City of Arcata will incorporate sustainable and equitable reuse approaches into their proposed Brownfield Assessment projects. Given the community support and interest, this project meets the Regional Priority “reduce vehicle miles traveled, and create walkable communities”. Through site ranking criteria, the project can prioritize sites that will contribute to greenspaces, recreational properties, and affordable housing. The project will improve employment by creating construction jobs and new businesses, provide additional affordable housing for local residents, and reduce toxicity, illegal dumping, and blighted vacant parcels.

The plans for redevelopment of the Little Lake site include use of a portion of the site for a public dog park to expand the size and utility of the adjoining Arcata Marsh and expand its walkability. This should reduce the overall negative impacts of dogs in the Arcata Marsh and Humboldt Bay. The remainder of the site will be evaluated for reuses including commercial development, or for the relocated wastewater infrastructure currently vulnerable to sea level rise. Plans for redevelopment of other properties to be assessed are unknown at this time but will be developed over the project. Given the great interest in additional low-income residential development, parcels assessed for this project likely could be used for residential development which would use existing infrastructure and resulting in a more walkable community (residences near central business area) and result in fewer vehicle miles driven by residents since services are near. This is consistent with the goals of the ***City of Arcata Pedestrian & Bicycle Master Plan, 2010*** goal “Work towards achieving 50% of all trips that begin and end in Arcata being made by non-motorized modes by year 2020”.

Assessment, remediation, and reuse of existing industrial sites that were the location of lumber mills will make use of existing infrastructure including water, sewer, power, and telephone. Reuse of former industrial sites avoids developing in undeveloped areas or other communities reducing the need for installation of new infrastructure (water, stormwater, sewer, and power).

The community has interest and in the early planning stages in the redevelopment of part of the site into a fenced leash-free small and large dog park. The nearest similar public facility is in Fortuna (70 miles round-trip). A dog park in Arcata would reduce vehicle miles traveled by dog enthusiasts (70 miles round-trip) as well as increase the walkability of the community by expanding the Arcata Marsh trail system to include the dog park. Given the community support and interest, this is likely significant savings and meets the Regional Priority “reduce vehicle miles traveled, and create walkable communities”.

#### **2.a.ii(a) Contractor Procurement:**

As detailed in 2.a.ii, contractor procurement and site inventory/prioritization will occur in the 1<sup>st</sup> year of the contract. Contractor procurement will be completed within the first four months after securing the grant. Contractor procurement will be the responsibility of the City of Arcata Environmental Services Department following City procurements procedures. City Council will approve the issuance of a Request for Qualifications (RFQ)

to local and regional contractors. Responses to the RFQ will be reviewed and evaluated. City Staff (Planning and Environmental Services) will make a recommendation to the Director of Environmental Services, and thereafter to the City Council. With the approval of the City Council, the contractor will sign an agreement with the City. Phase I /II ESAs and RAPs will be performed as soon as the site inventory is prioritized and likely in the 2<sup>nd</sup> and 3<sup>rd</sup> years of the project. The persons responsible for various tasks are detailed in 2.b.

#### **2.a.ii(b) Site Inventory/Prioritization:**

Development of a site inventory/site identification process and site prioritization and selection will take place within months 4-8 of the project and will be the responsibility of the contractor with input from City Staff and the community. The previous brownfield inventory (Whitney, 2010) method/results will be evaluated for applicability and use as a starting point. Site inventory/identification process will include the list of 32 of the 171 vacant/underutilized commercial/industrial parcels previously identified as brownfield sites. A Geographic Information System (GIS) will be utilized to generate a Brownfields site inventory. The Brownfields Advisory Committee (BAC) discussed below, will establish the criteria for prioritization and review the site inventory.

#### **2.a.ii.(c) Obtaining and Securing Site Access**

Site access will be secured within 12 months of securing the grant and will be the responsibility of the City of Arcata with support from the contractor. Owners of potential sites will be contacted individually to discuss the benefits of having assessments completed as part of the community-wide assessment. Final access agreements will be negotiated by the City of Arcata. The incentive to participation is that owners gain the benefit of assessments without the cost. The City has had discussions with four interested property owners who expressed willingness to participate subject to site eligibility. Under appropriate circumstances the City will consider using the Gatto Act (California Health and Safety Code Section 25403) to gain access to properties for cleanup activities.

### **2.b. Task Descriptions and Budget Table**

#### **2.b.i Task Description**

Grant funded activities are described below:

**Task 1** – Project Management will be performed by the City of Arcata and includes contract negotiation with the EPA and contractor selection. Project management will include preparation of quarterly project progress reports that will be provided to the City Council, EPA, and interested community groups.

**Outputs** – 1.1) Quarterly progress reports

**Budget** – City Planning Staff (100 hours @\$50/hour).

**Task 2** – Community Outreach will be performed jointly by the City of Arcata and the contractor and will include up to six project-specific community meetings that will take place at critical project decision points anticipated to include, (site inventory meeting, site prioritization meeting, assessment results meeting, remedial planning meeting) and monthly City Council meetings with regular project updates as warranted

Outputs – 2.1) Agendas for at least 5 community meetings 2.2) Records and notes from community meetings, 2.3) Site Inventory and Prioritization Report.

Budget – Up to 5 public meetings, City Planning Staff (100 hours @\$50/hour), Contractor Staff (200 hours @\$100/hour).

**Task 3** – Phase I ESA(s) and QAPP will be performed by the contractor. The ESAs will comply with the most recent applicable ASTM practice, including E1527 - 13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and ASTM E1903 - 11 *and* comply with 40 CFR Part 312 All Appropriate Inquiry (AAI). Prior to the collection of environmental samples a Quality Assurance Project Plan (QAPP) will be submitted to the EPA for approval.

Outputs – 3.1) Up to 8 Draft Phase I ESA Reports, 3.2) Final Phase I ESA Reports, 3.3) Draft QAPP, 3.4) Final QAPP.

Budget – Up to 8 Phase I ESAs @ \$5K each, QAPP at \$10K.

**Task 4** – Phase II ESA(s) and site characterization on hazardous materials sites will be performed by the contractor. Site characterizations will include completion of Phase II Environmental Site Assessments (ESAs). The ESAs will comply with the most recent applicable ASTM practice ASTM E1903 - 11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* and comply with 40 CFR Part 312 All Appropriate Inquiry (AAI). The Phase II ESA process may include several rounds of soil, groundwater, and stormwater sampling.

Outputs – 4.1) 3 Draft Regulatory Workplans, 4.2) 3 Final Regulatory Workplans, 4.3) 3 Draft Phase II ESA Reports, 4.4) 3 Final Phase II ESA Reports.

Budget – Up to 3 Phase II ESAs for hazardous materials sites @ \$33K each.

**Task 5** – Phase II ESA(s) and site characterization on petroleum sites will be performed by the contractor as described in Task 4.

Outputs – 5.1) 3 Draft Regulatory Workplans, 5.2) 3 Final Regulatory Workplans, 5.3) 3 Draft Phase II ESA Reports, 5.4) 3 Final Phase II ESA Reports.

Budget – Up to 3 Phase II ESAs for petroleum sites @ \$33K each.

**Task 6** – Remediation Planning will be performed by the contractor. Following completion of the Phase II ESA activities, remedial planning will include dialogue with the property owner, interested community groups, and the North Coast Regional Water Quality Control Board, and/or Humboldt County Division of Environmental Health. The culmination of these meetings and discussions will be the preparation of Remedial Action Plans that incorporates input from the various interests.

**Outputs** – 6.1) 2 Draft and Final Remedial Action Plans, 6.2) 2 Draft and Final Remedial Action Plans.

**Budget** – Up to 2 Remedial Action Plans @ \$10K each.

No additional services needed.

## 2.b.ii Budget Table

Budget Category	Project Tasks (in \$1,000)						
	<b>Task 1</b> Project Management	<b>Task 2</b> Community Outreach, (Site Inventory, Site Ranking)	<b>Task 3</b> Phase I ESAs and QAPP	<b>Task 4</b> Phase II ESAs (Hazardous Materials Sites)	<b>Task 5</b> Phase II ESAs (Petroleum Sites)	<b>Task 6</b> Remedial Planning	<b>TOTAL</b>
Personnel   Petro	2.5	2.5					5.0
Personnel   Haz Subs	2.5	2.5					5.0
Contractual   Petro		10.0	25.0	50.0	50.0	10.0	145.0
Contractual   Haz Subs		10.0	25.0	50.0	50.0	10.0	145.0
Subtotal   Petro	2.5	12.5	25.0	50.0	50.0	10.0	150.0
Subtotal   Haz Subs	2.5	12.5	25.0	50.0	50.0	10.0	150.0
Total	\$5	\$25	\$50	\$100	\$100	\$20	\$300

## 2.c. Ability to Leverage

The City of Arcata is committing a voluntary cost share of (\$30,000) in the cash and (\$10,000) in-kind as demonstrated by the attached letter of commitment. To ensure the long-term revitalization of Arcata brownfields, the City has in the past and will continue to leverage funds from several programs for acquiring additional revenue streams in support of affordable housing including; Community Development Block Grants, Home Investment Partnerships Program (HOME) Program, Community Reinvestment Act (CRA), Low Income Housing Tax Credit Program, California Housing Finance Agency, Federal Home Loan Bank System, and California Department of Housing and Community Development (HCD).

### 3. Community Engagement & Partnerships,

#### 3.a. Engaging the Community

##### 3.a.i. Community Involvement Plan

The City will form a Brownfields Advisory Committee (BAC), consisting of appointed representatives from each of the engaged entities including community development partners, neighborhood groups, and redevelopment partners. Community organizations identified in Section 3.c.i will be offered representation on the BAC in

addition to other groups yet to be identified. The BAC is anticipated to consist of 6-12 members and will provide direction for the work performed under the grant including guiding the work of City Staff, partners, and consultants.

The plan for involving the community includes several avenues of communication allowing for distribution of project information, public input, and involvement. The community will be included in the planning of the project starting with the project proposal being presented and discussed at a televised City Council meeting and through the solicitation of letters of support.

The Arcata community is very interested and involved in environmental activities. Protecting water quality in Humboldt Bay and surface water tributaries is a shared community goal. There is community support and interest in developing a dog park on one of the possible sites adjacent to the Arcata Marsh. Interest is indicated by the formation of an informal group called Arcata Dog Park which has a web page and face book page to promote community interest and involvement <http://www.arcatadogpark.com/>. Other community groups that have interest include Humboldt Baykeeper, as demonstrated by their review and comments on local assessment workplans, <http://humboldtbaykeeper.org/> and Friends of the Arcata March (FOAM) <http://www2.humboldt.edu/arcatamarsh/FOAMhome.html>. Given the interest by these community groups, keeping the community engaged will not be difficult.

### **3.a.ii. Communicating Progress**

Upon receiving the grant, regular updates on the project planning and implementation will be provided quarterly, or more frequently, at monthly televised, well-attended City Council meetings. Announcements for BAC meetings will be provided in English and Spanish and if there is interest and need a translator will be provided at the meetings. Several BAC meetings will be held to specifically discuss the project. At BAC meetings the project team will present the site inventory information; receive public input on site ranking criteria, and site ranking. Additional BAC meetings will be used to present project updates, results, and remedial strategies. At each BAC meeting there will be an agenda that will include introductions, project background, status, next steps, and community input. BAC meetings will be documented with notes. Community meetings have been successful and well-attended in the past for similar projects. The City Council Meetings have worked well in the past to keep the community up to date on special project progress.

### **3.b. Partnerships with Governmental Agencies**

#### **3.b.i. Local/State/Tribal Environmental Authority**

The North Coast Regional Water Quality Control Board (NCRWQCB) will oversee and approve sub-surface assessment workplans and Remedial Action Plans (RAPs). The NCRWQCB is aware of the proposed project and has provided a letter of support. NCRWQCB staff will review, comment, and approve site characterization workplans and Remedial Action Plans. Petroleum sites with underground storage tanks will be regulated by Humboldt County Division of Environmental Health (DEH) and NCRWQCB.

### **3.b.ii. Other Government Partnerships**

Humboldt County DEH regulates and provides permits for wells and borings used for assessments. DEH is responsible for the standards used for drilling, well construction, and well destruction. DEH is also responsible for regulating hazardous materials including disposal of investigation-derived-waste. DEH will provide access to environmental files, provide project guidance, approve boring and well permits, and inspect the installation and closure of all wells and borings. Other partnerships include state and federal agencies involved in assessment, cleanup and redevelopment.

### **3.c. Partnerships with Community Organizations:**

#### **3.c.i. Community Organization Description & Role**

There are numerous community organizations that could participate in the planning and implementation of this project. Information about the potential organizations that could be involved including their roles is tabulated below:

<b>Group Name</b>	<b>Description</b>	<b>Project Role</b>
Arcata Dog Park Working Group	Advocacy group interested in developing a fenced leash-free small and large dog park located adjacent to the Arcata Marsh, including one of the possible sites to be evaluated.	Participate in the BAC site inventory, prioritization, selection process, and remedial planning. Publicize BAC meetings.
Friends of the Arcata Marsh (FOAM)	Their purpose is to stimulate understanding of the Arcata Marsh and Wildlife Sanctuary, its relationship with Arcata's integrated wastewater treatment system, the surrounding watersheds and bay, and their link with the earth's water cycle.	Participate in the BAC site inventory, prioritization, selection process, and remedial planning. Provide a meeting space. Publicize BAC meetings.
Humboldt Baykeeper	Safeguard our coastal resources for the health, enjoyment, and economic strength of the Humboldt Bay community through education, scientific research, and enforcement of laws to fight pollution.	Participate in the BAC site inventory, prioritization, selection process, and remedial planning. May provide a meeting space. Publicize BAC meetings.
Humboldt Association of Realtors	The Humboldt Association of Realtors is a trade association representing more than 335 Realtors in Humboldt County.	Participate in the BAC Publicize BAC meetings.

We have already discussed the project with the above groups and we will reach out to other community groups. Given the demonstrated and anticipated interest by these community groups, keeping the community engaged will not be difficult.

#### **3.c.ii. Letters of Commitment**

Letters of commitment from community groups in the table above are attached.

### 3.d. Partnerships with Workforce Development Programs

The City of Arcata will connect the Humboldt County Workforce Development Board and the Richmond Workforce Development Program to determine if there is a potential partnership or benefit to participate in the project. Labor may be needed to clear vegetated lots to provide access for assessment. The nearest recipient of Workforce Development Grant is the City of Richmond 273 miles south of Arcata.

#### 4. Project Benefits

##### 4.a. Welfare, Environmental, and Public Health Benefits

Future welfare, environmental and public health benefits from the project that will benefit sensitive populations is tabulated below:

Impacts from 1.b.	Project Outcomes	Project Benefits
Lack of developable properties for low-income housing / for homeless	Potential of sites made available for housing	Reduced homelessness; up to 16 parcels poised for affordable housing.
Lack of developable properties for recreation contributes to high drug use/deaths rate.	Potential of sites made available for open space	Lower crime rate; etc.
Fewer construction/ permanent jobs from new businesses and contributes to a high poverty rate.	Potential of sites made available for industry	Lower unemployment; lower poverty rate, etc.
Contaminated soil, groundwater, and stormwater	Cleanup of sites	Reduced environmental discharges.
Contaminated sediment	Less contaminated sediment in runoff from cleaned up sites entering the Humboldt Bay	Less sediment contamination; safer fish
Humboldt Bay is Clean Water Act Section 303(d) listed as impaired with dioxins.	Less contaminated runoff from cleaned up sites	Less contaminated runoff from remediated sites reducing impact to Humboldt Bay
Elevated blood lead levels in children.	Less lead contaminated runoff and dust from remediated sites	Reduce lead blood levels in children.



<b>Impacts from 1.b.</b>	<b>Project Outcomes</b>	<b>Project Benefits</b>
High cancer rates.	Less carcinogenic contaminants remaining at brownfield sites.	Decreased cancer rates.
High infant mortality rates.	Less contaminants and dust released from remediated sites.	Decreased infant mortality rates
High asthma rates.	Less contaminants and dust released from remediated sites.	Decreased asthma rates

#### **4.b. Economic and Community Benefits**

Potential outcomes and economic benefits are provided in the table below:

<b>Impacts from 1.c.</b>	<b>Project Outcomes</b>	<b>Project Benefits</b>
Developmental constraints from contaminated 32 brownfields sites	Assessment of up to 16 commercial/industrial properties.	Up to 16 sites will be incrementally closer to redevelopment.
Economic blight revealed in a declining economic base, lack of investment or reinvestment in Arcata	Decreased blighted properties.	Increased investment or reinvestment in up to 16 properties in Arcata.

### **5. Programmatic Capability & Past Performance**

#### **5.a. Audit Findings**

The City of Arcata has never had an adverse audit from past performance on a Federal or State project.

#### **5.b. Programmatic Capability**

The project will be the primary responsibility of the director of Environmental Services Department (Mark Andre), and the Director of Planning and Economic Development (David Loya). Mark Andre has 29 years experience with the City overseeing a diversity of projects. David Loya has worked for the City of Arcata for nine years and has been involved in planning, economic development and housing projects. He has served as the Community Development Department's Deputy Director since 2009.

Mark and David will direct staff from their departments and coordinate with the directors of the Financial and Administrative Departments to accomplish the requirements of the project.

The City has proven track record to manage grants and oversee large projects. The City has received 37 grant awards totaling \$30,435,951 from CDBG and HOME since 1982, primarily to support affordable housing and the City's Business Loan program but

Pages Pulled

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Narrative  
Exceeded Page Limit

### Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Arcata, California

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Leveraging New/Expanded Transit Investments to Reduce Air Pollution  
"or otherwise reduce vehicle miles traveled, and create walkable  
communities".

Page Number(s): Pages 1, and 6

#### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	5
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

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## North Coast Regional Water Quality Control Board

December 6, 2016

Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Dear Ms. Emeric-Ford:

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant  
City of Arcata, California, Community-Wide Assessment  
Letter of Acknowledgement

The California Regional Water Quality Control Board, North Coast Region, has lead regulatory responsibility for investigation and remediation at contaminated sites in Arcata, California. Through various initiatives, the Regional Water Board works cooperatively with state and local agencies to foster Brownfields redevelopment and achieve cost-effective, successful assessment of sites, while safeguarding public health and the environment.

The Regional Water Board acknowledges and supports the City of Arcata's efforts to apply for and obtain a community-wide assessment grant. The proposed project would facilitate redevelopment efforts.

We appreciate the opportunity to voice our support of this funding. Please contact me if you have any questions at (707) 570-3767 or [Craig.Hunt@waterboards.ca.gov](mailto:Craig.Hunt@waterboards.ca.gov).

Sincerely,

Craig S. Hunt, Ph.D., P.E.  
Senior Water Resource Control Engineer  
Cleanups Unit Supervisor

cc: Mr. Mark Andre, Director of Environmental Services Department, City of Arcata,  
[mandre@cityofarcata.org](mailto:mandre@cityofarcata.org)  
Mr. Orrin Plocher, Freshwater Environmental Services,  
[orrin@freshwaterenvironmentalservices.com](mailto:orrin@freshwaterenvironmentalservices.com)



736 F Street  
Arcata, CA 95521

<i>City Manager</i> (707) 822-5953	<i>Environmental Services</i> 822-8184	<i>Police</i> 822-2428	<i>Recreation</i> 822-7091
<i>Community Development</i> 822-5955	<i>Finance</i> 822-5951	<i>Public Works</i> 822-5957	<i>Transportation</i> 822-3775

December 20, 2016

Noemi Emeric-Ford  
EPA Region 9  
75 Hawthorne Street, SFD6-1  
San Francisco, CA 94105

Regarding: City of Arcata Matching Funds and In-Kind Contribution for FY17 Community-Wide Brownfields Assessment Grant Application

Dear Ms. Emeric-Ford,

The City of Arcata has applied for a Community-Wide Brownfields Assessment Grant. In support of this grant, the City is prepared to provide both in-kind and cash match. Please let this letter show our commitment to these leverage funds for our application.

This City is prepared to commit at least \$10,000 of in-kind funds to the project. We believe we will have approximately five staff dedicated to implementing the program, including work product, outcome, and fiscal tracking. On average, fully burdened rates are over \$100 per hour. So the commitment of 100 hours is a considerable underestimate of the in-kind match the City will provide for this project.

The City is also prepared to provide a cash match of \$30,000 to the project.

The Brownfields Assessment Grant is a critical link in the strategy for assessment and cleanup of many former mill sites. Owners and investors are ambivalent about redeveloping these sites over contamination clean up concerns. The City does not have the fiscal resources to assist with assessment and remediation, so the properties continue to deteriorate. The EPA program will provide significant aid to renovating and revitalizing these sites, providing fresh opportunity for housing and business in our community.

Sincerely,

Karen T. Diemer  
City Manager



Humboldt County  
Department of  
Health & Human  
Services

Environmental Health  
Melissa Martel, Director  
100 H Street, Eureka, CA 95501  
phone: (707) 445-6215 | fax: (707) 441-5699

November 22, 2016

City of Arcata  
Mr. Mark Andre, Environmental Services Director  
736 F Street  
Arcata, CA 95521

Re: City of Arcata, Application for Brownfields Assessment Grant

Dear Mr. Andre,

On behalf of the Humboldt County's Department of Health and Human Services, Division of Environmental Health (DEH), we would like to express support for the City of Arcata's application for federal Environmental Protection Agency grant funds to conduct a Community-wide Brownfields Assessment.

DEH recognizes the importance of the City of Arcata's efforts to further assess, remediate and redevelop sites formerly used for industrial processes, including former mill sites.

Our agency has a long association with the City of Arcata, working together to achieve environmental compliance without hindering social and economic development. We anticipate working with City of Arcata through the subsurface investigation- portions of this project.

The proposed community-wide assessment will facilitate renewal and development of currently contaminated sites and promote economic improvement for our community. Such efforts will directly benefit our citizens and the environment in our rural, economically challenged region. Ultimately, efforts such as this will make our community a cleaner, healthier and more economically vibrant place to live.

Please feel free to contact me if you have any questions or concerns.

Sincerely,  
Melissa Martel, REHS  
Director

A Division of Public Health  
phone: (707) 445-6200  
fax: (707) 445-6097

DHHS Administration  
phone: (707) 441-5400  
fax: (707) 441-5412





Dec. 12, 2016

Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant, City of Arcata, California; Community-Wide Assessment

Dear Ms. Emeric-Ford:

I am writing on behalf of Humboldt Baykeeper to express strong support for the City of Arcata's proposed Community-wide Brownfield Assessment Grant. This funding would allow the City to assess the environmental condition of Brownfield parcels near Humboldt Bay and its tributaries, and would allow for the collection of data and information necessary for restoring these parcels to protect human and environmental health. This is a critical initiative due to the region's industrial legacy, and is consistent with Humboldt Baykeeper's mission to safeguard coastal resources for the health, enjoyment, and economic strength of the Humboldt Bay community.

Assessment and remediation of dioxin contamination on former lumber mill sites is necessary to allow for redevelopment and future use whether for commercial, recreation, habitat restoration, or conservation. The work funded by this grant will assist the City as it seeks to develop a more diversified economic base.

Humboldt Baykeeper appreciates the opportunity to express support for this critical funding.

Sincerely,

Jennifer Kalt, Director  
[jkalt@humboldtbaykeeper.org](mailto:jkalt@humboldtbaykeeper.org)  
(707) 499-3678

Mailing Address: 600 F Street, Suite 3 #810  
Office: 415 I Street, Arcata, CA 95521  
(707) 825-1020  
[www.humboldtbaykeeper.org](http://www.humboldtbaykeeper.org)





December 12, 2016



Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Dear Ms. Emeric-Ford:

The Arcata Dog Park Working Group is made up of citizens in Arcata advocating for a regional scale dog park. We have been working closely with the city to develop a particular site. Such sites are rare; we have identified only this parcel that is close enough for people to walk there from the city center and large enough for a regional scale park. We have recently learned the site, which is a former lumber mill site, may be contaminated. We very much want the dog park to be on a parcel that is clean enough for people and dogs to play with no harm to their health. Even if we end up with another parcel for the dog park, the site in question still needs to be investigated for potential hazards and cleaned up if necessary. The site may be under water in a hundred years if global warming proceeds as anticipated, which could, if not researched and remediated, lead to further contamination of Humboldt Bay.

The Arcata Dog Park Working group completely supports the City's efforts to secure EPA Community Wide Assessment grant funds. Not only would they be helpful in potentially removing roadblocks to a great dog park, but they could be used to investigate and remediate other sites--some of which might be alternate locations for the dog park. Ultimately, this work will protect the environment; revitalize otherwise unusable parcels of land and breathe new economic life into them; and improve the safety of the city of Arcata for people with and without fur.

Thanks for giving consideration to the grant application by the city of Arcata.



Lynnette Chen and Marni Lefevre,  
Arcata Dog Park Working Group.



**PRESIDENT**

Brenda Lockhart

**PRESIDENT-ELECT**

Kristi Machado

**SECRETARY/TREASURER**

Elizabeth Campbell

**PAST PRESIDENT**

Jeremy Stanfield

**DIRECTORS**

Kevin Dreyer

Marci Ebert

Victoria Foersterling

Kyra O'Rourke

Joe Matteoli

Andy Parker

Marci Pigg

Kim Quintal

Robin Ronay-MLS

Michelle Voyles

Dean Wilson

Joyce West

**AFFILIATE LIAISON**

Kim Preston

**EXECUTIVE OFFICER**

Ida Heinen

Ms. Noemi Emeric-Ford  
Superfund division (SFD-1)  
75 Hawthorn Street  
San Francisco, CA 94105

**Re: U. S. Environmental Protection Agency Brownfield Assessment Grant, City of Arcata, California, Community-Wide Assessment Letter of Acknowledgement**

Dear Ms. Emreic-Ford,

The Humboldt Association of REALTORS® provides services that enhance the knowledge and resources for real estate professionals and the communities they serve.

Arcata's housing market is significantly impacted by a lack of suitable development sites. In addition, the City has hundreds of acres of underused industrial sites that could be put to good commercial purposes. The City has adopted infill policies to implement its housing and economic development goals. But many infill sites are potentially contaminated and will have to be evaluated and cleared for development. Humboldt Association of Realtors supports this effort and the City's grant application because this work will result in housing, commercial, and light industrial opportunities.

We appreciate the opportunity to voice our support of this funding.

Sincerely,

Brenda Lockhart  
2016 HAR Board President

Friends of the Arcata Marsh  
PO Box 410  
Arcata, CA. 95518

December 21, 2016

Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant, City of Arcata, California; Community-Wide Assessment

Dear Ms. Emeric-Ford,

I am writing on behalf of Friends of the Arcata Marsh (FOAM), in strong support for the City of Arcata's proposed Community-wide Brownfield Assessment Grant. This funding would allow the City to assess the environmental condition of Brownfield parcels near the Arcata Marsh & Wildlife Sanctuary (AMWS), protecting wildlife and people. The historical timber industry that used to take residence on the land that is now the AMWS are known to have left dioxin contamination in the soil. Clean-up of these toxins is necessary to allow for future habitat restoration or recreational opportunities adjacent to the AMWS.

Sincerely,

*Elliott Dabill*

Elliott Dabill  
President, Friends of the Arcata Marsh

**Alexandra Stillman**

PO Box 1194 • Arcata, CA 95518 • 707-845-3900 • alexnacv@gmail.com

December 21, 2016

Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant, City of Arcata, California; Community-Wide Assessment

Dear Ms. Emeric-Ford,

As a long-time supporter of the Arcata Marsh and Wildlife Sanctuary project, first as Mayor and councilmember during the 1970's Water Wars and now as a member of the Friends of Arcata Marsh and a financial supporter for the proposed project area for recreational opportunities. I request grant funding to the City of Arcata.

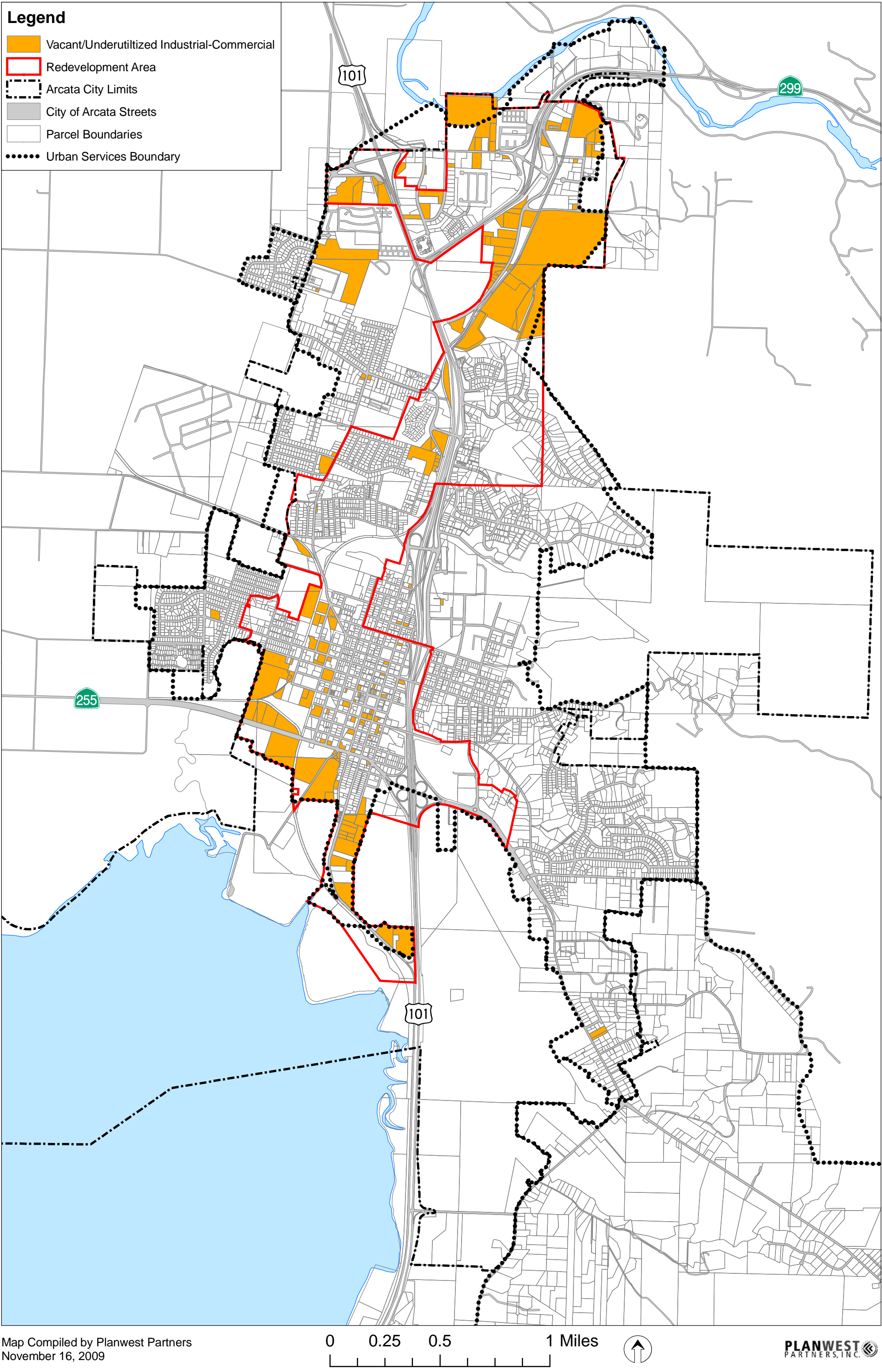
Thank you for your consideration.

Sincerely,

***Alex Stillman***

Alexandra Stillman

Figure 5 - Arcata Redevelopment Implementation Plan - Vacant & Underutilized Industrial & Commercial



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## North Coast Regional Water Quality Control Board

December 6, 2016

Ms. Noemi Emeric-Ford  
Superfund Division (SFD-1)  
75 Hawthorne Street  
San Francisco, CA, 94105  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Dear Ms. Emeric-Ford:

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant  
City of Arcata, California, Community-Wide Assessment  
Letter of Acknowledgement

The California Regional Water Quality Control Board, North Coast Region, has lead regulatory responsibility for investigation and remediation at contaminated sites in Arcata, California. Through various initiatives, the Regional Water Board works cooperatively with state and local agencies to foster Brownfields redevelopment and achieve cost-effective, successful assessment of sites, while safeguarding public health and the environment.

The Regional Water Board acknowledges and supports the City of Arcata's efforts to apply for and obtain a community-wide assessment grant. The proposed project would facilitate redevelopment efforts.

We appreciate the opportunity to voice our support of this funding. Please contact me if you have any questions at (707) 570-3767 or [Craig.Hunt@waterboards.ca.gov](mailto:Craig.Hunt@waterboards.ca.gov).

Sincerely,

Craig S. Hunt, Ph.D., P.E.  
Senior Water Resource Control Engineer  
Cleanups Unit Supervisor

cc: Mr. Mark Andre, Director of Environmental Services Department, City of Arcata,  
[mandre@cityofarcata.org](mailto:mandre@cityofarcata.org)  
Mr. Orrin Plocher, Freshwater Environmental Services,  
[orrin@freshwaterenvironmentalservices.com](mailto:orrin@freshwaterenvironmentalservices.com)

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Arcata

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-2186507

\* c. Organizational DUNS:

0049408210000

### d. Address:

\* Street1:

736 F Street

Street2:

\* City:

Arcata

County/Parish:

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

95521-6211

### e. Organizational Unit:

Department Name:

Environmental Services

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Mark

Middle Name:

\* Last Name:

Andre

Suffix:

Title:

Director, Environmental Services Department

Organizational Affiliation:

\* Telephone Number:

(707) 822-8184

Fax Number:

\* Email:

mandre@cityofarcata.org



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Arcata CA - Affected Areas.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Arcata Application for FY17 Community-Wide Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: